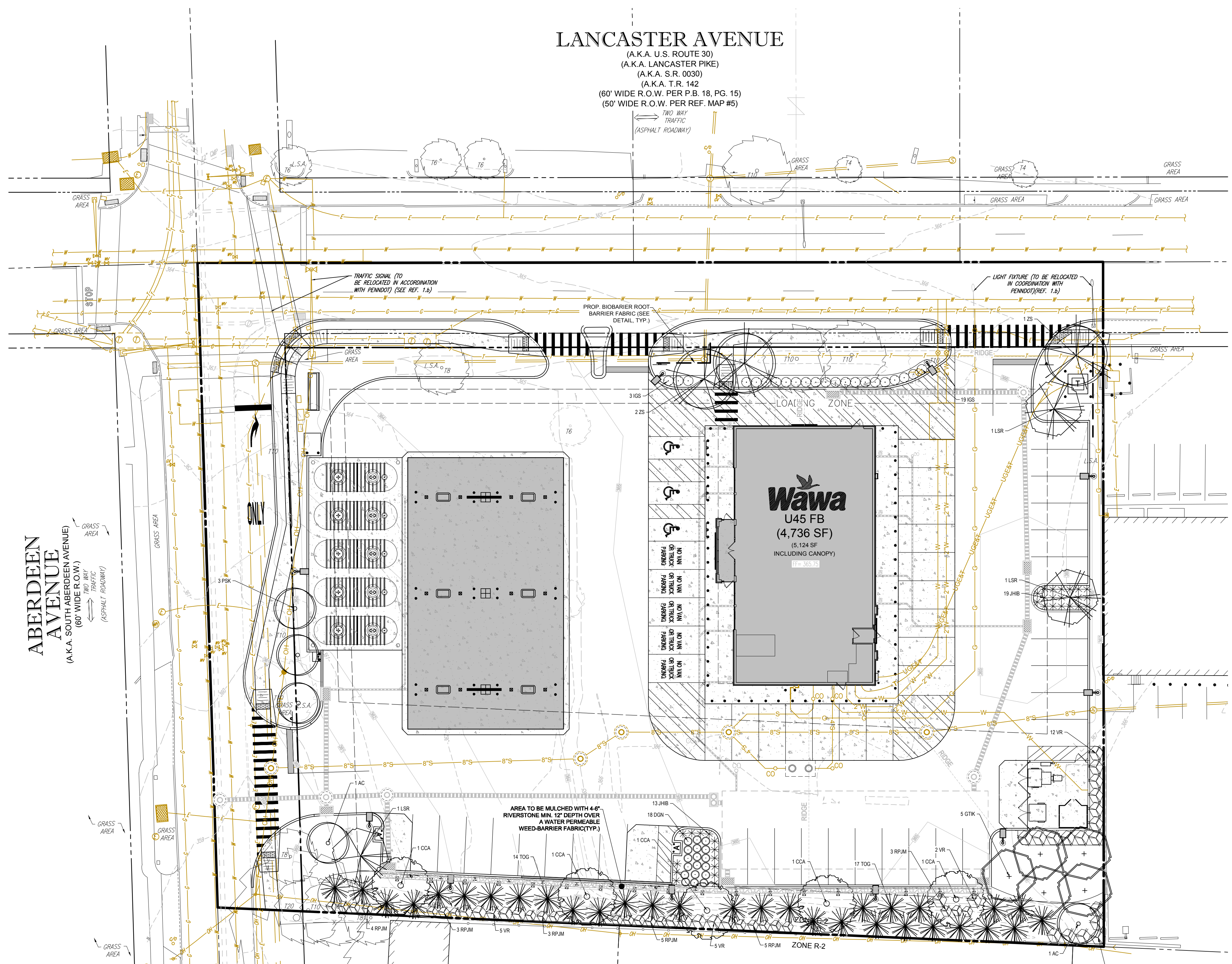
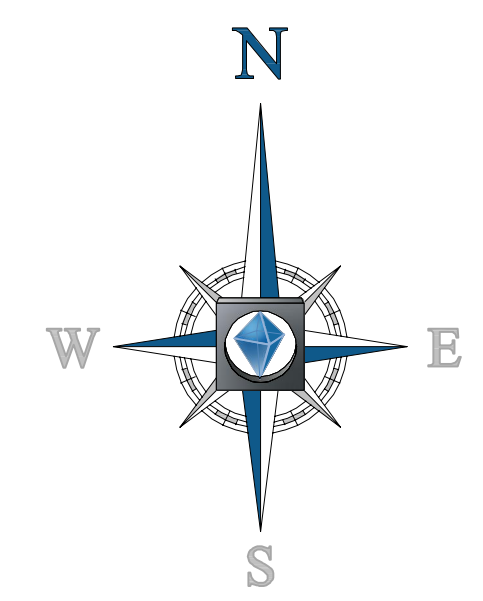


LANCASTER AVENUE

(A.K.A. U.S. ROUTE 30)
(A.K.A. LANCASTER PIKE)
(A.K.A. S.R. 0030)
(A.K.A. T.R. 142)
(60' WIDE R.O.W. PER P.B. 18, PG. 15)
(50' WIDE R.O.W. PER REF. MAP #5)



GENERAL NOTES:

1. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
2. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS SOODED LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION E.C. UNLESS OTHERWISE STATED ON THIS PLAN.
3. CONTRACTOR TO PROVIDE AN IRRIGATION DESIGN FOR BOTH LAWN AND BED AREAS. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRESSURE REDUCING DEVICES REQUIRED TO MEET MAXIMUM PRESSURE REQUIREMENT.
4. ALL LANDSCAPE BEDS ARE TO BE INSTALLED WITH WEED BARRIER FABRIC (SEE DETAIL).
5. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF FIVE FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
6. WHEN APPLICABLE, CENTER OF PROPOSED ORNAMENTAL OR EVERGREEN TREE SHALL BE OFFSET 6' FROM THE BACK OF RETAINING WALLS (11' FOR SHADE TREES) TO PREVENT WALL FAILURE. FINAL PLANTING LOCATIONS SHALL BE COORDINATED WITH THE WALL DESIGNER.
7. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE USED AT THE BOTTOM OR SIDE SLOPES OF STORMWATER BMP FACILITIES.

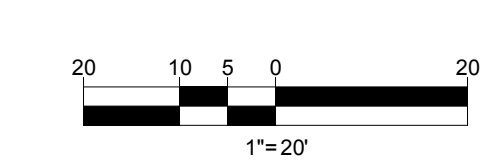
COMPLIANCE CHART

| SECTION | REQUIREMENT | CALCULATIONS REQUIRED / PROVIDED | COMPLIANCE |
|-------------------------------------|--|---|------------|
| 255-29 PARKING FACILITIES | B.1. ALL PARKING AREAS SHALL HAVE AT LEAST ONE TREE 2 1/2 INCHES MINIMUM IN CALIPER FOR EVERY FIVE PARKING SPACES IN SINGLE BAYS AND ONE TREE 2 1/2 INCHES MINIMUM IN CALIPER FOR EVERY 10 PARKING SPACES IN DOUBLE BAYS. TREES SHALL BE PLANTED IN SUCH A MANNER TO AFFORD MAXIMUM PROTECTION FROM THE SUN FOR PARKED VEHICLES. A MINIMUM OF 10% OF ANY PARKING LOT FACILITY OVER 2,000 SQUARE FEET IN GROSS AREA SHALL BE DEVOTED TO LANDSCAPING, INCLUSIVE OF REQUIRED TREES. | PARKING SPACES PROVIDED: 55 REQUIRED: 50 (5 x 11 SHADE TREES PROVIDED: 5 CCA, 3 GTIK, 3 LSR, 11 SHADE TREES) | COMPLIES |
| 255-38 SHADE TREES | B. STREET TREES 2 1/2 INCHES DBH AT INTERVALS OF NOT MORE THAN 30 FEET ALONG BOTH SIDES OF NEW STREETS AND ALONG ONE OR BOTH SIDES OF AN EXISTING STREET WITHIN THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT. AN EQUIVALENT NUMBER MAY BE PLANTED IN AN INFORMAL ARRANGEMENT, SUBJECT TO THE APPROVAL OF THE BOARD OF COMMISSIONERS. | TOTAL LENGTH ALONG LANCASTER AVE.: 175± LF (EXCLUDING 50 LF FROM INTERSECTION OF STREET R.O.W. AND DRIVEWAY WIDTH) REQUIRED: 175 (30 x 5.8 OR 6 STREET TREES PROVIDED: 3 EXISTING TREES PLUS 2 CCA (4 STREET TREES)) | COMPLIES |
| 255-42 BUFFER SCREENS | A. BUFFER SCREENS ARE REQUIRED BETWEEN SUBDIVISIONS AND LAND DEVELOPMENTS AND ALONG EXISTING STREETS TO SOFTEN VISUAL IMPACT, TO SCREEN GLARE AND TO CREATE A VISUAL BARRIER BETWEEN CONFLICTING LAND USES. THE EXTENT OF SCREENING REQUIRED SHALL BE DETERMINED BY THE TYPE OF USE PROPOSED AND THE ADJACENT USES OR STREETS SURROUNDING THE PROPOSED DEVELOPMENT. THE IMPACT OF THE PROPOSED USE ON ADJACENT PROPERTIES IS THE BASIS FOR ESTABLISHING BUFFER SCREEN STANDARDS. | NORTH BOUNDARY BUFFER YARD CLASS: * REQUIRED: STREET TREES AS REQUIRED BY 255-38 PROVIDED: SEE SECTION 255-38 ABOVE. EAST BOUNDARY BUFFER YARD CLASS: -- REQUIRED: NONE PROVIDED: NONE SOUTH BOUNDARY BUFFER YARD CLASS: B PROPERTY LINE LENGTH: 28± LF REQUIRED: 283 (15 x 18.9 OR 19 EVERGREENS, 283 (8 x 34.1 OR 34 EVERGREEN SHRUBS PROVIDED: 30 TOG (30 EVERGREENS), 23 RPJM, 18 VR (41 EVERGREEN SHRUBS)) | COMPLIES |
| 256 ATTACHMENT 2 | TABLE 1. DETERMINATION OF BUFFER YARD CLASS PROPOSED LAND USE: RETAIL AND CONSUMER SERVICE ADJACENT LAND USE: SINGLE FAMILY DETACHED RETAIL AND CONSUMER SERVICE ADJACENT STREET CLASSIFICATION: ARTERIAL MINOR COLLECTOR | WEST BOUNDARY BUFFER YARD CLASS: * REQUIRED: STREET TREES AS REQUIRED BY 255-38 PROVIDED: SEE SECTION 255-38 ABOVE. | COMPLIES |
| 263-6 REVIEW OF PERMIT APPLICATIONS | D. (2)A PLAN SHALL BE SUBMITTED ILLUSTRATING THE SIZE, SPECIES AND LOCATION OF THE TREE THAT IS PROPOSED TO BE REMOVED, AND THE SIZE, SPECIES AND LOCATION OF NEW TREES TO BE PLANTED IN COMPLIANCE WITH THE TREE REPLACEMENT FORMULA. 263-4 TREE REPLACEMENT FORMULA 6 TO 18 INCH DBH REMOVED = 1 REPLACEMENT TREE | TREES 6-18" DBH TO BE REMOVED: 6 REQUIRED: 6 x 1 + 6 TREES PROVIDED: 2 CCA, 2 GTIK, 1 PSK, 1 TOG (8 TREES) | COMPLIES |

LANDSCAPE SCHEDULE

| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|--------------------|-----|---------------------------------------|-----------------------------------|---------------|-----------|
| SHADE TREE(S) | | | | | |
| CCA | 5 | CARPINUS CAROLINIANA | AMERICAN HORNSHAM | 2 1/2-3' CAL. | B-8 |
| GTIK | 5 | GLEDITSIA TRACANTHOS INTERMIS SKYCOLE | SKYLINE THORNLESS HONEYLOCUST | 2 1/2-3' CAL. | B-8 |
| LSR | 3 | LIQUIDAMBAR STYRACIFLUA ROTUNDILOBA | SEEDLESS SWEETGUM | 2 1/2-3' CAL. | B-8 |
| ZS | 3 | ZELKOVA SERRATA 'GREEN VASE' | GREEN VASE ZELKOVA | 2 1/2-3' CAL. | B-8 |
| ORNAMENTAL TREE(S) | | | | | |
| AC | 2 | AMELANCHIER CANADENSIS | SINGLE STEM SHADBLOW SERVICEBERRY | 8-10' | B-8 |
| PSK | 3 | PRUNUS SERRULATA 'KWANZAN' | KWANZAN CHERRY | 2-2 1/2' CAL. | B-8 |
| EVERGREEN TREE(S) | | | | | |
| TOG | 31 | TIJUAJA 'GREEN GIANT' | GREEN GIANT ARBORVITAE | 8' MIN | B-8 |
| EVERGREEN SHRUB(S) | | | | | |
| IOS | 22 | ILEX GLABRA 'SHAMROCK' | SHAMROCK HEBBERRY HOLLY | 30-36" MIN | CONTAINER |
| RPJM | 23 | RHOODOENDRON CAROLINIANA X PAI | P.M. RHOODOENDRON | 30-36" MIN | B-8 |
| VR | 30 | VBURNUM X RHYTIDOPHYLLUM | LEATHERLEAF VBURNUM | 3-4' | B-8 |
| DECIDUOUS SHRUB(S) | | | | | |
| DDN | 18 | DEUTZIA GRACILIS 'NICKO' | COMPACT DEUTZIA | 18-24" | CONTAINER |
| GROUND COVER | | | | | |
| JHB | 32 | JUNPERUS HORIZONTALIS 'MOBER' | ICEE BLUE JUNPER | 15-18" SPRD | CONTAINER |

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLAN LIST, THE PLAN SHALL DICTATE.



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